



2016-004074
Klamath County, Oregon
04/22/2016 09:59:36 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Miller and Karen Miller

PO Box 1186

La Pine, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

Mark Miller and Karen Miller

PO Box 1186

La Pine, OR 97739

File No. 98541AM

STATUTORY WARRANTY DEED

Judy M. Bergquist, as Trustee of The Max Bergquist Family Survivor's Trust u/a/t dated May 30, 1974, as amended and Judy M. Bergquist and Diane Anderson as Co-Trustees of The Max Bergquist Family Marital Trust u/a/t dated May 30, 1974, as amended, as Tenants in Common, each as to an undivided one-half interest, Grantor(s), hereby convey and warrant to

Mark Miller and Karen Miller, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at a point which is N 89°29' W 1184 feet from the East 1/16 corner of Section 25 - Township 23 South, Range 9 East of the Willamette Meridian, along the center-line of said Section 25; thence S 1°15' W 661.53 feet; thence N89°27' W 686.02 feet to the center of the Pacific Gas Transmission line right-of-way; thence N 35°20' E 805.25 feet along the center of said right-of-way; thence S 89°29' E 234.71 feet more or less to the point of beginning.

The above described parcel of land lying in a portion of the NW1/4 SE1/4 and a portion of the NE1/4 SW1/4 Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon contains 6.99 acres more or less.

ALSO KNOWN AS Lot 6 Block 2, CHAPMAN'S TRACTS

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-02500-00500-000

The true and actual consideration for this conveyance is \$35,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of April, 2016

The Max Bergquist Family Survivor's Trust u/a/t dated May 30, 1974

Judy M. Bergquist CO-TRUSTEE
Judy M. Bergquist, Co-Trustee

Margo Bergquist CO-TRUSTEE
Margo Bergquist, Co-Trustee

The Max Bergquist Family Marital Trust u/a/t dated May 30, 1974

Judy M. Bergquist CO-TRUSTEE
Judy M. Bergquist, Co-Trustee

Diane Anderson CO-TRUSTEE
Diane Anderson, Co-Trustee

State of California } ss
County of Ventura }

On this 20th day of April, 2016, before me, M. Hebert a Notary Public in and for said state, personally appeared Judy M. Bergquist and Margo Bergquist, as Co-Trustees of the Max Bergquist Family Survivor's Trust u/a/d dated May 30, 1974 as amended and Judy M. Bergquist and Diane Anderson, as Co-Trustees of the Max Bergquist Family Marital Trust u/a/t dated May 30, 1974, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M. Hebert
Notary Public for the State of California
Residing at: Ventura County
Commission Expires: 01-11-2020

